

## LAND FOR SALE

# PARCEL FOR SALE IN GREAT INFILL LOCATION

3436 N First Street, Fresno, CA 93726



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$449,000
<b>LOT SIZE:</b>	1.36 Acres
<b>ZONING:</b>	RS-5
<b>APN:</b>	437-221-16
<b>MARKET:</b>	Central Fresno
<b>SUBMARKET:</b>	McClain
<b>PRICE / SF:</b>	\$7.58

### PROPERTY HIGHLIGHTS

- Price Reduced! Seller-Financing Available w/ 20% Down
- ±1.36 Ac (±59,241 SF) of Vacant Land w/ Flexible Zoning
- Well Located in Central Fresno | Ideal Infill Location
- Zoned RS-5 or Medium Density Residential Provides a Flexible Use
- Convenient and Close Highway Access
- ±78,951 Cars Per Day Within .5 Mile Radius
- Regional Retail Developments Just Minutes Away
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Great Access & Exposure In High Traffic Developing Area
- 145' 1st Street Frontage and 408' deep
- ±142,554 Households Within 5 Mile Radius
- High Growth Area: New Schools/Residential Projects Recently Built/Planned
- Convenient Access to US Freeway 41
- \*Listed Below 1989 and 1994 Sales Price of \$600K\*

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

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## PROPERTY OVERVIEW

Parcel of  $\pm 1.36$  acres of shovel-ready development land for sale in Central Fresno, California. Development land located near significant residential development, HWY 41 overpass, HWY-180 & HWY-168 interchange and prime shopping center w/ Shields Ave and First Street Access. Highly visible location with easy nearby highway exit and entrance with long frontage along N First Street. High Identity location and shovel ready, with potential for either an office or apartment development. All utilities are located at the site on First Street. Quick access to CA-41, which allows for convenient access to all the major cities in the area absorbing from Fresno, Clovis, Madera, Friant, Fowler, Kerman, and more.

The full interchange Highway 180/168 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Kings Canyon National Forest, Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.



## LOCATION OVERVIEW

Subject property is located on the Northeast corner of N First St and E Shields Ave. Located within minutes of on and off ramps of CA HWY-41. This parcel is located North of E Clinton Avenue, East of N Millbrook Ave, South of E Dakota Ave and West of N N Fresno St in Central Fresno, California.

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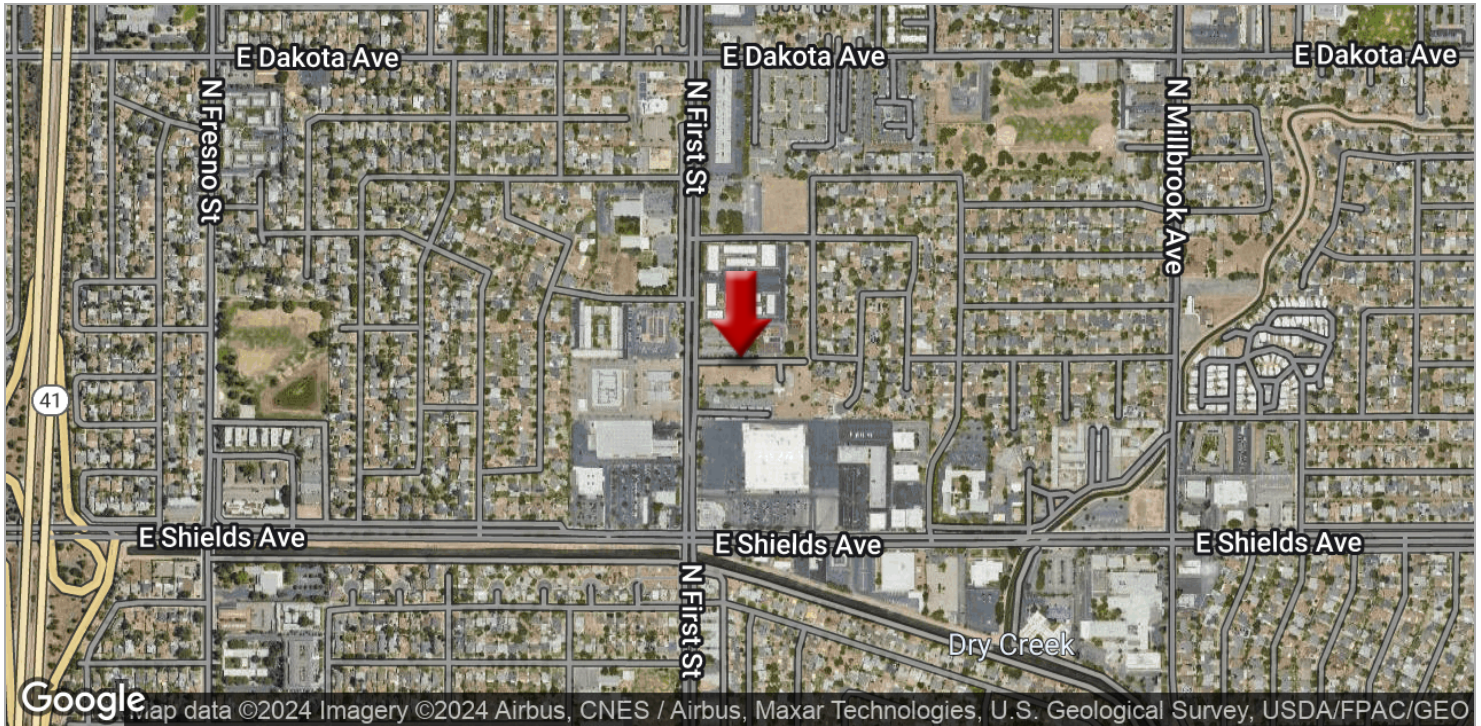
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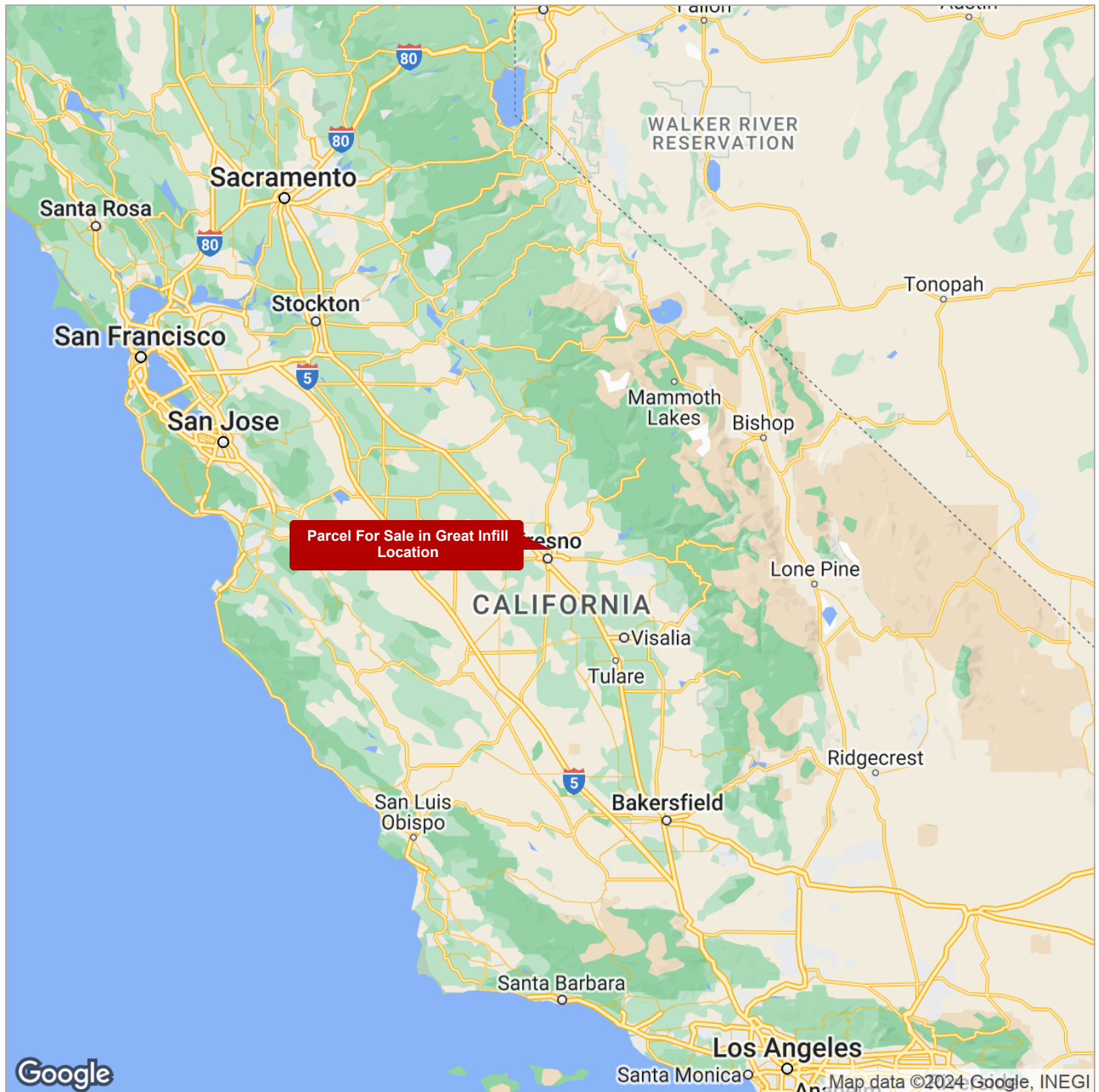
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,952	82,490	180,646
Median age	29.1	28.9	28.3
Median age (male)	29.8	28.4	27.6
Median age (Female)	29.0	29.9	29.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,390	26,856	58,910
# of persons per HH	3.1	3.1	3.1
Average HH income	\$40,585	\$43,034	\$45,850
Average house value	\$184,089	\$216,026	\$241,783
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	51.1%	50.4%	51.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	49.3%	50.5%	52.7%
Black	5.7%	5.6%	6.1%
Asian	12.8%	14.7%	12.5%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.8%	1.0%	1.0%
Other	25.5%	23.5%	23.1%

\* Demographic data derived from 2020 ACS - US Census

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